



Essella Park, Ashford

- Well presented two bedroom mid terrace home
- Family bathroom
- Rear low maintenance garden
- Kitchen to rear
- Council tax band: B
- Two well proportioned bedrooms
- Ideal close to station location (15 minute walk) approx
- Open plan lounge & kitchen diner to rear
- EPC Rating: C
- Early viewings recommended

Asking Price £230,000

HUNTERS[®]
HERE TO GET *you* THERE

Essella Park, Ashford

DESCRIPTION

Hunters are delighted to welcome to the market, this well appointed two-bedroom, mid terrace home. Situated ideally for those looking to commute to London at a short 15 minute walk to Ashford International train station and only a 5 minute drive to the M20.

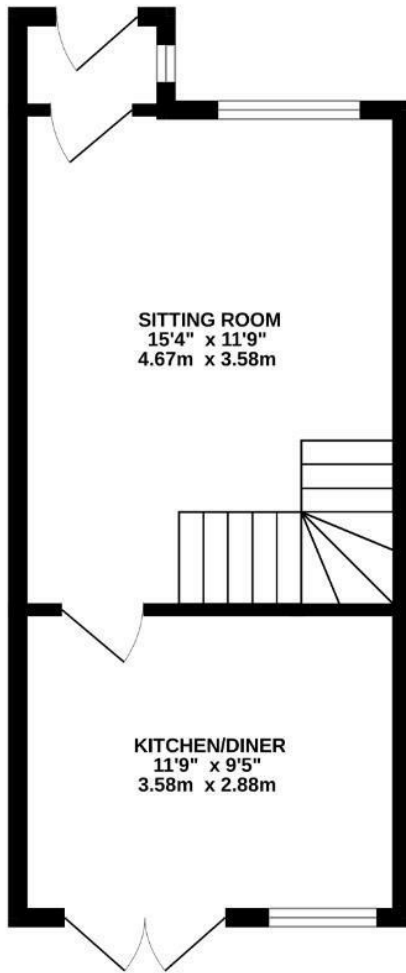
This two-bedroom terraced home offers a very exciting opportunity for a first-time buyer to make their mark on the property ladder, or equally offers the potential to be used as a great buy to let. The ground floor's accommodation consists of a useful entrance porch which leads through to a spacious lounge which has stairs to the first floor. Past this at the rear of the home lies the kitchen/breakfast room that stretches across the back of the house with a large under stairs storage cupboard between the two rooms, offering great space to hide away all that comes with daily life! There is also a door into the garden.

Climb the stairs to the first floor where you will discover two equal sized double bedrooms and a family bathroom. With both bedrooms being fairly equal in size; bedroom 1 lies toward the rear of the home overlooking the rear garden. The fully tiled bathroom, located between both bedrooms offers a shower over bath and built-in storage cupboard - finally, finishing the accommodation nicely, is the spacious guest bedroom found at the front of the home. Externally, the home offers a small, well kept frontage, as well as a low maintenance rear garden, the perfect balance for a young working couple! Further points to note are allocated off road parking to the rear, cavity wall insulation along with further loft insulation, gas central heating and double glazing throughout the property. The storage space for the loft has been fully boarded and is fitted with a retractable ladder.

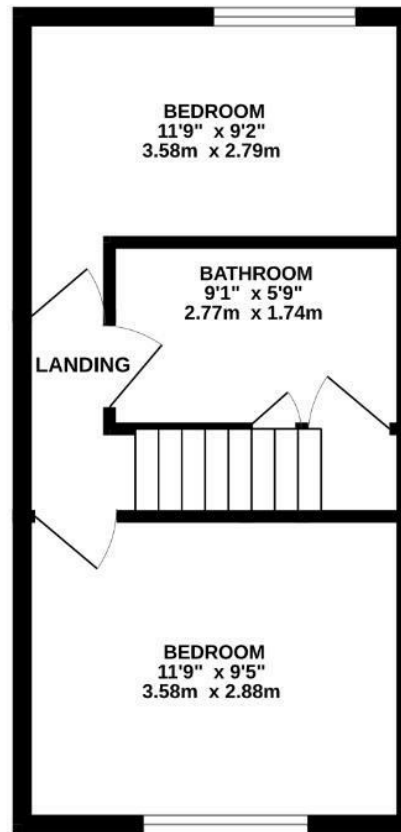
Essella Park lies just off Essella Road a short way from the town centre. Both the shops and railway station are easily accessible by foot as are several local schools and a bus route. The close is quiet with no through traffic and would be perfect as an investment or a first time purchase.



GROUND FLOOR



1ST FLOOR



Viewing

Please contact our Hunters Ashford Office on 01233 613613 if you wish to arrange a viewing appointment for this property or require further information.

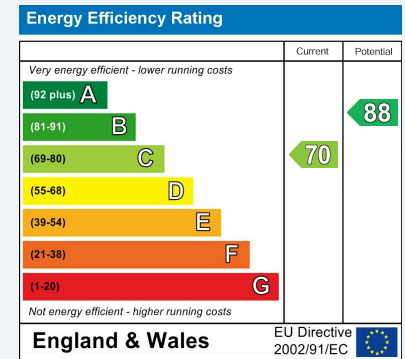
21 Cedar Parade, Repton Park Avenue, Ashford, TN23 3TE
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

